

# Pet Application/Registration Form

Name of Resident: \_\_\_\_\_

Unit #: \_\_\_\_\_

Home telephone: \_\_\_\_\_

Work telephone: \_\_\_\_\_

Pet Information:

Name of Pet: \_\_\_\_\_

Type/Breed: \_\_\_\_\_

Age/Weight/Color: \_\_\_\_\_

\_\_\_\_\_

Pet References:

Veterinarian: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Shots Verified: \_\_\_\_\_

(please attach pet photo here)

Spayed or Neutered?: \_\_\_\_\_

Date of Last Rabies Shot: \_\_\_\_\_

Eagle County License #: \_\_\_\_\_

Pet's Emergency Caretaker: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

I have read and understand the community's rules pertaining to pets and I, and members of my household, promise to fully comply.

**Signature of Resident:**

\_\_\_\_\_

**Date:** \_\_\_\_\_

**Please include a check for \$55 for registration expenses**

Approved by:

\_\_\_\_\_

Date: \_\_\_\_\_

# Pet Rules and Regulations

Pet owners must complete a Pet Application and Registration form before a pet occupies the Unit. You agree to provide a photo of your pet for our file. Only one cat or one dog is allowed per Unit.

1. Resident must agree to abide by all applicable Pet Rules and Regulations.
2. A breach of any Pet Rule or Regulation will be a violation of the Amended and Restated Condominium Declaration for Snow Lion at Vail Condominiums (“Declaration”). In the event of a violation of any of these terms, the Unit Owner agrees to cause the Resident, within three (3) days after receiving written notice of violation from the Association, to cure the violation. The Unit Owner and Resident agree that Association may revoke permission to keep pet(s) on the premises following notice to the Unit Owner and Resident and an opportunity for a hearing at least thirty (30) days before the effective date of the revocation of permission.
3. Resident has completed a Pet Application & Registration form and has been granted permission by the Association to keep the pet specified thereon under the following terms and conditions:
  - a. Resident pays a monthly \$25 fee to the Association for pet related expenses with each monthly Annual Assessment installment. Payment of this fee shall be subject to all of the Association’s rights with respect to the collection and enforcement of Assessments.
  - b. Pets may not be kept, bred or used for any commercial purpose. All pets must be spayed or neutered.
  - c. Pet must be confined to interior of the Resident's Unit when not under complete control of a responsible person, must not be allowed to roam free and may not be tied unattended to any improvements in any common area. Pet must be under the complete control of a responsible person outside the Unit and walked away from the building on the community perimeters or in the wooded areas.
  - d. Persons who walk pet must immediately remove and properly dispose of any feces deposited by your pet. Failure to remove fecal matter will result in a **fine of \$50 on the first occurrence, \$100 on the second occurrence and \$200 on the third occurrence. Further occurrences will result in the Association requiring the pet’s removal.** Cat litter may not be disposed of in toilets.
  - e. If your pet is or becomes a nuisance or threat to other residents or destroys property within the Unit or Community, the HOA may revoke permission for you to keep your pet, immediately in the case of an emergency, or otherwise after notice and an opportunity for a hearing. Nuisance barking will result in a **fine of \$50 on the first occurrence, \$100 on the second occurrence and \$200 on the third occurrence. Further occurrences may result in the Association requiring the pet’s removal.**

*Examples of nuisance include (but are not limited to): personal injury or property damage, aggressive behavior such as snarling, snapping or threatening growling, making noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night, pets in common areas who are not under the complete control of a physically capable, responsible person, animals who urinate or defecate on walls or floors of common areas, pets who are conspicuously unclean or parasite-infested.*

# Pet Rules and Regulations

**f.** The pet will be allowed out of a unit only under the complete control, such as on a leash or in a pet carrier, of a responsible person who is physically capable of such control.

**g.** Any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Resident and that Resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then the Unit Owner agrees to pay the full expense of replacement.

**h.** It is also understood and agreed that Unit Owner will permit the Association to professionally fumigate the Unit and adjacent Common Elements at the Owner's expense, including any grounds (if any), for fleas and ticks and clean all carpets when Resident vacates the Unit. The contractors used will be the Association's contractors and the cost will be done at competitive prices at the expense of the Owner.

**i.** Resident will provide adequate and regular veterinary care of pet, ample food and water, and will not leave pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter pans, sleeping and feeding areas.

**j.** It is further understood and agreed that if reasonable efforts to contact the Unit Owner or Resident are unsuccessful, the Association or the Association's agents may enter Resident's Unit if there is reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out for board, any and all costs incurred will be the sole responsibility of the Unit Owner and Resident, jointly and severally.

**k.** Resident agrees to indemnify, hold harmless, and defend the Association and its directors, officers, agents and employees against all claims, loss, liability, damage, judgments, expense (including attorneys' fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Resident's pet.

**l.** Resident agrees to provide, on request of the Association, proof of insurance, which may be either renter's insurance or home owner's insurance, which meets the requirements set forth in the Declaration.